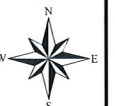


Case File No. 15-0009
Ellie's Cove

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PRELIMINARY TREE INVENTORY AND TREE REMOVAL PLAN

~of~ ELLIES COVE

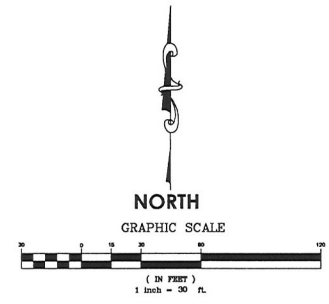
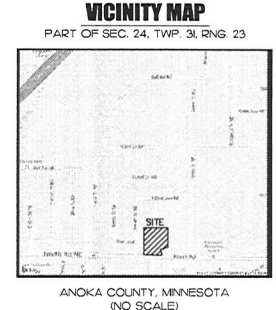
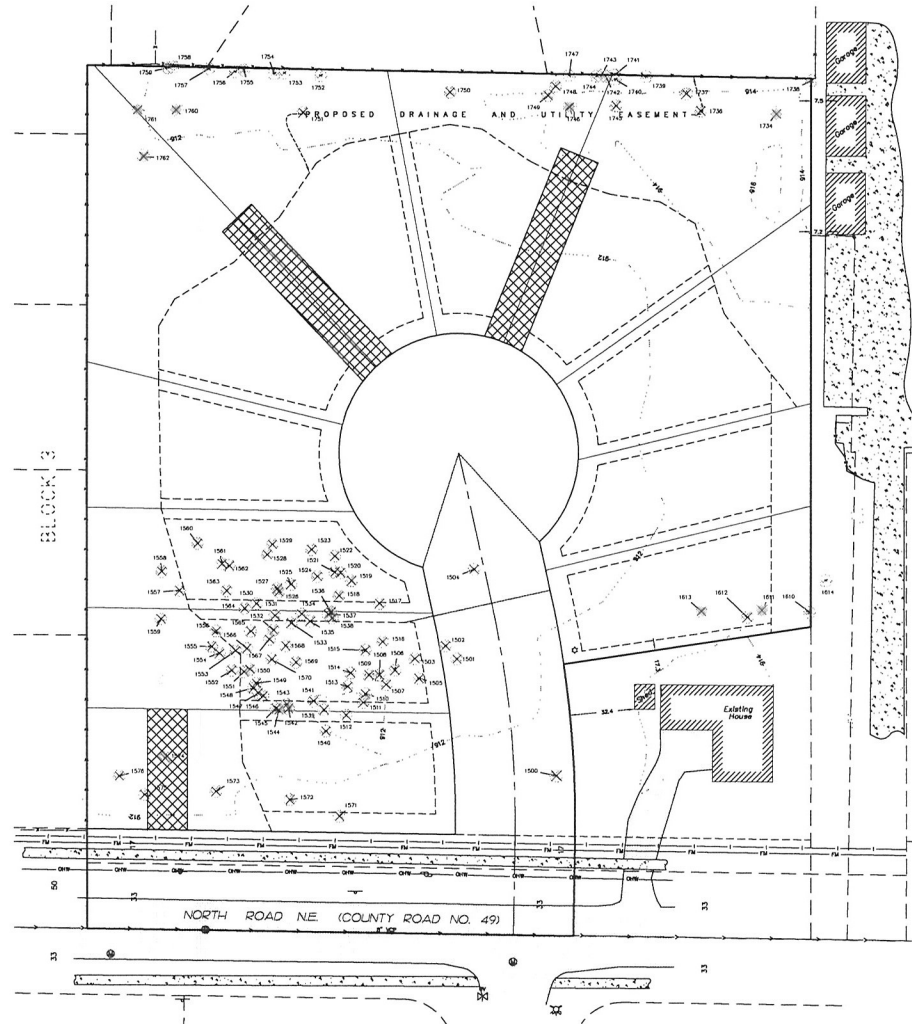
Applicant: ELLIE'S COVE, LLC
11150 Commerce Drive North
Champlin, MN 55416

Contact: Mark Olson
(612) 998-7818

TREE INVENTORY LIST					
TREE NO.	TREE TYPE AND SIZE	TREE NO.	TREE TYPE AND SIZE	TREE NO.	TREE TYPE AND SIZE
1500	ELM28	1548	ELM11	1745	ELM3-6-7-10
1501	ELM15	1547	ELM7	1746	PINE12
1502	ELM2-10-18	1546	ELM9	1747	ELM10
1503	ELM10	1549	ELM8	1748	ELM6
1504	ELM2-10-18	1550	ELM9	1749	ELM9
1505	ELM15	1551	ELM7	1750	ELM14
1506	ELM6	1552	ELM10	1751	ELM9
1507	ELM12	1553	ELM9	1752	ELM4-10
1508	ELM9	1554	ELM12	1753	ELM9
1509	ELM9	1555	ELM2-9-9	1754	ELM9
1510	ELM9	1556	ELM12	1755	ELM12
1511	ELM2-8-10	1557	ELM12	1756	ELM11
1512	ELM12	1558	ELM20	1757	ELM2-8-9
1513	ELM9	1559	ELM3-9-11-17	1758	ELM2-8
1514	ELM10	1560	ELM2-11-12	1759	ELM2-7
1515	ELM2-6-7	1561	ELM8	1760	SPRUCE13
1516	ELM12	1562	ELM14	1761	SPRUCE11
1517	ELM10	1563	ELM9	1762	SPRUCE12
1518	ELM7	1564	ELM7		
1519	ELM9	1565	ELM7		
1520	ELM9	1566	ELM9		
1521	ELM7	1567	ELM9		
1522	ELM10	1568	ELM9		
1523	ELM15	1569	ELM8		
1524	ELM9	1570	ELM9		
1525	ELM9	1571	ELM2-14-18		
1526	ELM10	1572	ELM2-11-17		
1527	ELM10	1573	ELM10		
1528	ELM9	1574	ELM2-18		
1529	ELM9	1575	ELM4-3-12-9		
1530	ELM9	1576	ELM6-5-12-7-7-9-11		
1531	ELM9	1810	ELM24		
1532	ELM9	1811	PINE2		
1533	ELM9	1812	ELM2-12-14		
1534	ELM7	1813	PINE2		
1535	ELM9	1814	ELM32		
1536	ELM9	1724	SPRUCE8		
1537	ELM7	1736	ELM30		
1538	ELM7	1727	ELM9		
1539	ELM12	1738	ELM15		
1540	ELM11	1739	ELM9		
1541	ELM9	1740	ELM9		
1542	ELM10	1741	ELM10		
1543	ELM10	1742	ELM10		
1544	ELM9	1743	ELM9		
1545	ELM9	1744	ELM9		

LEGEND
10' = TREE SIZE
2 = NUMBER OF TREES

TREE COUNT
TOTAL OVERSTORY DECIDUOUS SHADE TREES - 128
TOTAL CONIFEROUS TREES - 7
TREES TO BE REMOVED TREES - 102 (85 DECID 7 CONF.)
TREES TO REMAIN - 28



- LEGEND**
- DENOTES IRON MONUMENT FOUND AS LABELED
 - DENOTES IRON MONUMENT SET, MARKED RLS# 41578
 - ⊕ DENOTES ANOKA COUNTY CAST IRON MONUMENT
 - ⊗ DENOTES MISCELLANEOUS MANHOLE
 - ⊙ DENOTES HYDRANT
 - ⊕ DENOTES GATE VALVE
 - ⊗ DENOTES POWER POLE
 - ⊙ DENOTES LIGHT POLE
 - DENOTES SIGN
 - DENOTES FENCE
 - DENOTES OVERHEAD WIRE
 - ⊙ DENOTES SANITARY SEWER MANHOLE
 - DENOTES EXISTING SANITARY SEWER
 - DENOTES EXISTING FORCEMAIN SANITARY SEWER
 - DENOTES EXISTING WATER MAIN
 - DENOTES CONCRETE SURFACE
 - DENOTES BITUMINOUS SURFACE
 - ⊗ DENOTES PROPOSED TREE REMOVAL

BENCHMARK
BENCHMARK: Top nut hydrant at southeast quadrant of North Road N.E. and Center Road. Elev.=916.57 (NAVD88)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jason E. Rud
JASON E. RUD

Date: 03-17-17 License No. 41578

DRAWN BY: JEN	JOB NO: 14668PP	DATE: 01/29/15
CHECK BY: JER	SCHEMED BY:	
1	02/09/15 CITY / WATERSHED COMMENTS	MMO
2	03/11/15 REVISED PONDING	MMO
3	04/02/15 REVISED PONDING	MMO
4	03/27/17 REV. PROJECT NAME & CLIENT	JEN
NO.	DATE	DESCRIPTION

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (451) 361-8200 Fax (651) 361-8701

GRADING DRAINAGE AND EROSION CONTROL PLAN

~of~ ELLIE'S COVE
 Applicant: ELLIE'S COVE, LLC
 11150 Commerce Drive, North
 Champlin, MN 55416
 Contact: Mark Olson
 (612) 998-7818



Know what's below.
 Call before you dig.

EROSION CONTROL / REVEGETATION SPECS.

- PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
- ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
- AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
- MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
- SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.



PLOWE
 ENGINEERING, INC.

6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

PHONE: (651) 361-8210
 FAX: (651) 361-8701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

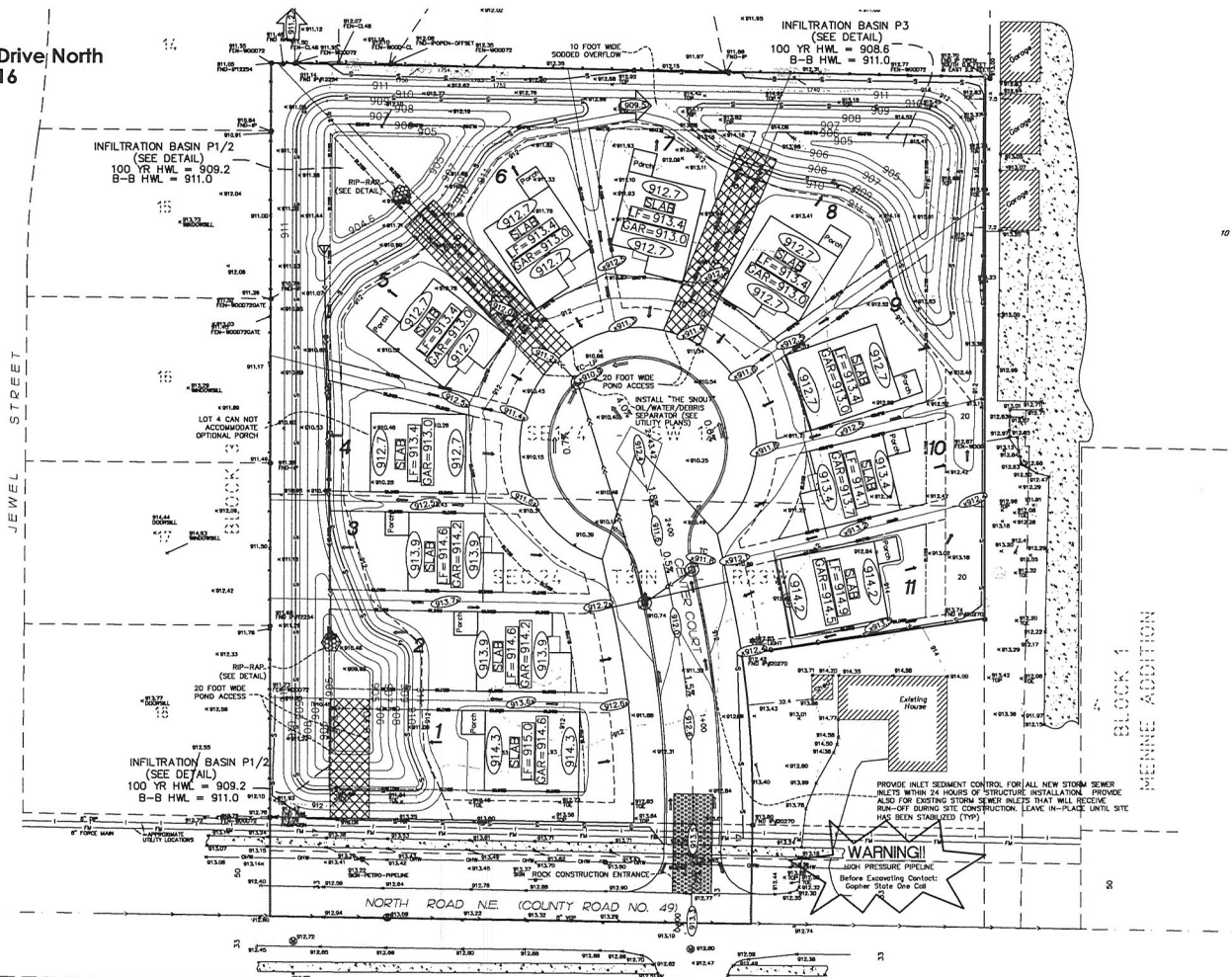
Adam Gunkel
 ADAM GUNKEL

DATE: 03/17/17 LIC NO: 43963

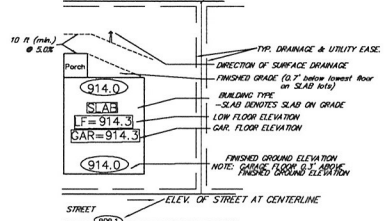
BENCHMARK

BENCHMARK: Top nut hydrant at southeast quadrant of North Road N.E. and Center Road. Elev=915.57 (NAVOD88)

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701



TYPICAL LOT



NOTES

SEE SHEET C1-2 FOR STORM SEWER SIZES, RIMS AND INVERTS.

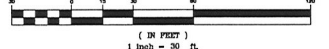
LEGEND

- Denotes EXISTING OVERFLOW ELEVATION
- Denotes EXISTING SPOT ELEVATION
- Denotes EXISTING 2 FOOT CONTOUR
- Denotes EXISTING 2 FOOT CONTOURS
- Denotes EASEMENT LINE
- Denotes SETBACK LINE
- Denotes PROPOSED STORM SEWER
- Denotes PROPOSED 8" / TREE PROTECTION FENCE
- Denotes DIRECTION OF DRAINAGE
- Denotes PROPOSED SPOT ELEVATION
- Denotes TELEPHONE PEDESTAL
- Denotes ELECTRICAL BOX
- Denotes CABLE PEDESTAL

TYPICAL UNIT



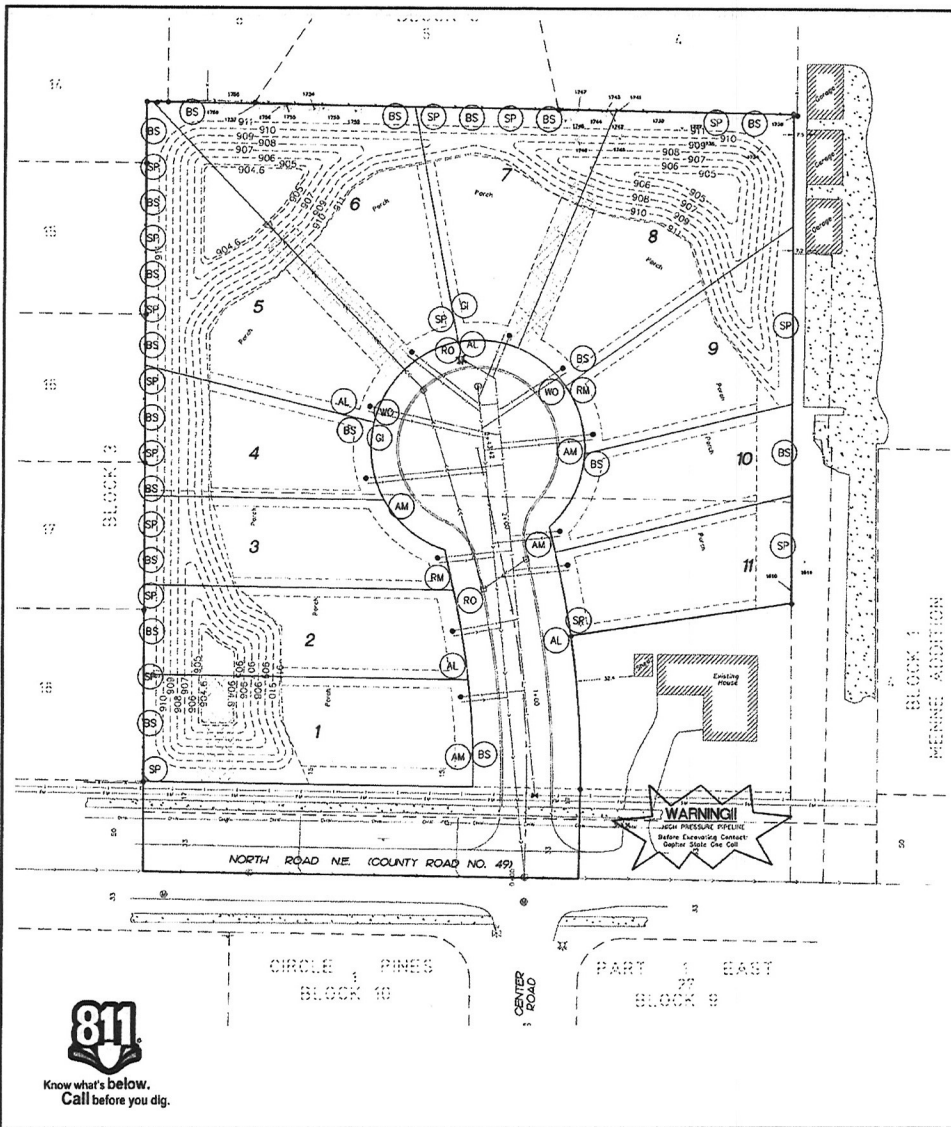
GRAPHIC SCALE



NO.	DATE	REV.	PROJECT NAME & CLIENT	BY
1	02/29/15	CITY / WATERWORKS COMMENTS		MMD
2	03/11/15	REVISED PONDING		MMD
3	04/02/15	REVISED PONDING		MMD
4	01/17/17	ADDED UNIT DIMENSIONS		MMD
5	03/17/17	REV. PROJECT NAME & CLIENT		JEN

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 JASON E. RUD
 Date 03/17/17 License No. 41578



GENERAL NOTES

- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TIME AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TIME AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
- 2) CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- 3) THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND HOISTY ENGINEER OF ANY APPROPRIATE PRIOR TO THE START OF INSTALLATION.
- 4) INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
- 5) THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE RESECTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
- 6) CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT 763-785-8172 FOR INSPECTION OF ALL UTILITY INSTALLATIONS.
- 7) NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 8) ALL ELECTRICAL TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE COMPLETED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO START. ALL OTHER UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

LANDSCAPING NOTES

SHAKE AND/OR MARK ALL PLANTING LOCATIONS PRIOR TO INSTALLATION. OWNER TO APPROVE ALL LOCATIONS PRIOR TO INSTALLATION.

ALL PLANTS MUST BE HEALTHY, WOODGROW MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.

ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

ALL PLANT MATERIAL QUANTITIES, SHAPES OF BIDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BIDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE.

W/40: SHRUBBER HARDWOOD WHICH CLEAN AND FREE OF HEIGHT WEAKS OR OTHER DEFECTIVE MATERIAL. IN ALL WOOD PLANTING BEDS AND FOR TREES UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. USE A FOR TULIP, SHIRAZ BLOSS, AND J FOR PERENNIAL/ANNUAL COVER BEDS, UNLESS OTHERWISE DIRECTED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES GOVERNING THE WORK.

MAINTENANCE SHALL BE IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTINGS ARE ACCEPTED EXCEPT OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, WEEDING, REMOVAL OF DEAD MATERIAL, RE-SETTING PLANTS TO PROPER GRADE AND REPLANTING PLANTS IN A PLANTING BEDS. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.

WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK IN CONJUNCTION WITH DRY WEATHER, WHEN MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

WHERE IRRIGATION SYSTEMS ARE INSTALLED, SAID SYSTEMS SHALL HAVE WATER SHUT OFF VALVES TO ALLOW OVERWATERING AND BAVING DEVICES TO ENSURE IRRIGATION IS CONDUCTED DURING THE HOURS PERMITTED BY THE CITY WATER RESTRICTION REQUIREMENTS.

ALL DISTURBED AREAS TO BE SURF SEEDING, AND TO RECEIVE AT 100 SOIL, SLED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

ALL WORK TO BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE TIME OF ACCEPTANCE BY OWNER. CONTRACTOR TO MAKE ALL REPLACEMENTS IN A TIMELY MANNER.

ALL MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR HURDLEY STOCK, AMERICAN ASSOCIATION OF HURDLEYMEN.

NOISE STAINING OR DAMAGE TO TREES IS REQUIRED IT SHALL OCCUR TO AS NOT TO CREATE ANY BARRIERS OR UNSURVEY OBSTACLES. ALL WIRING SHALL BE ENCASED IN HOSE TO PREVENT TREE DAMAGE.

OFF	KEY	COMMON NAME	BOTANICAL NAME	SIZE AT INSTALL
4	AM	AMUR MAPLE	ACER DIRMALA	2-1/2" B&B
2	WO	WHITE OAK	QUERCUS ALBA	2-1/2" B&B
4	AL	AMERICAN LINDBERGH	TILIA AMERICANA	2-1/2" B&B
16	SP	SCOTCH PINE	PINUS SYLVESTRIS	2-1/2" B&B
19	SS	BLACK HILLS SPRUCE	PICEA GLAUCA	2-1/2" B&B
2	RO	RED OAK	QUERCUS RUBRA	2-1/2" B&B
2	RM	RED MAPLE	ACER RUBRUM	2-1/2" B&B
2	CI	CHICKO	DIWIDIO BULBOS	2-1/2" B&B

31 TOTAL
 NOTE: TREES TO BE INSTALLED AFTER BUILDING INSTALLATION
 EXAMPLE SPECIES SHOWN - VERIFY SPEC'S REQUIREMENTS AND AVAILABILITY & VERIFY WITH OWNER

DRAWN BY: A.G.
 CHECKED BY: PROJ. NO.
 C.W.P. 14-1620
 ORIGINAL DATE: JANUARY 9, 2015

DATE	REVISION DESCRIPTION
2-20-15	CITY & REVISED COMMENTS
3-10-15	POSSIBLE ADJUSTED

PREPARED FOR:
 F & F REAL ESTATE SERVICES

SITE PLANNING & SURVEYING

PLOWE
 ENGINEERING, INC.
 8794 LIND DRIVE
 SUITE 110
 LIND LAKES, MN 56014
 PHONE: (651) 341-8310
 FAX: (651) 341-8301

LANDSCAPE PLAN
 CAROLE'S COVE
 BLAINE, MN

G2

Ellie's Cove

LANDSCAPE PLAN
 CAROLE'S COVE

Ellie's Cove

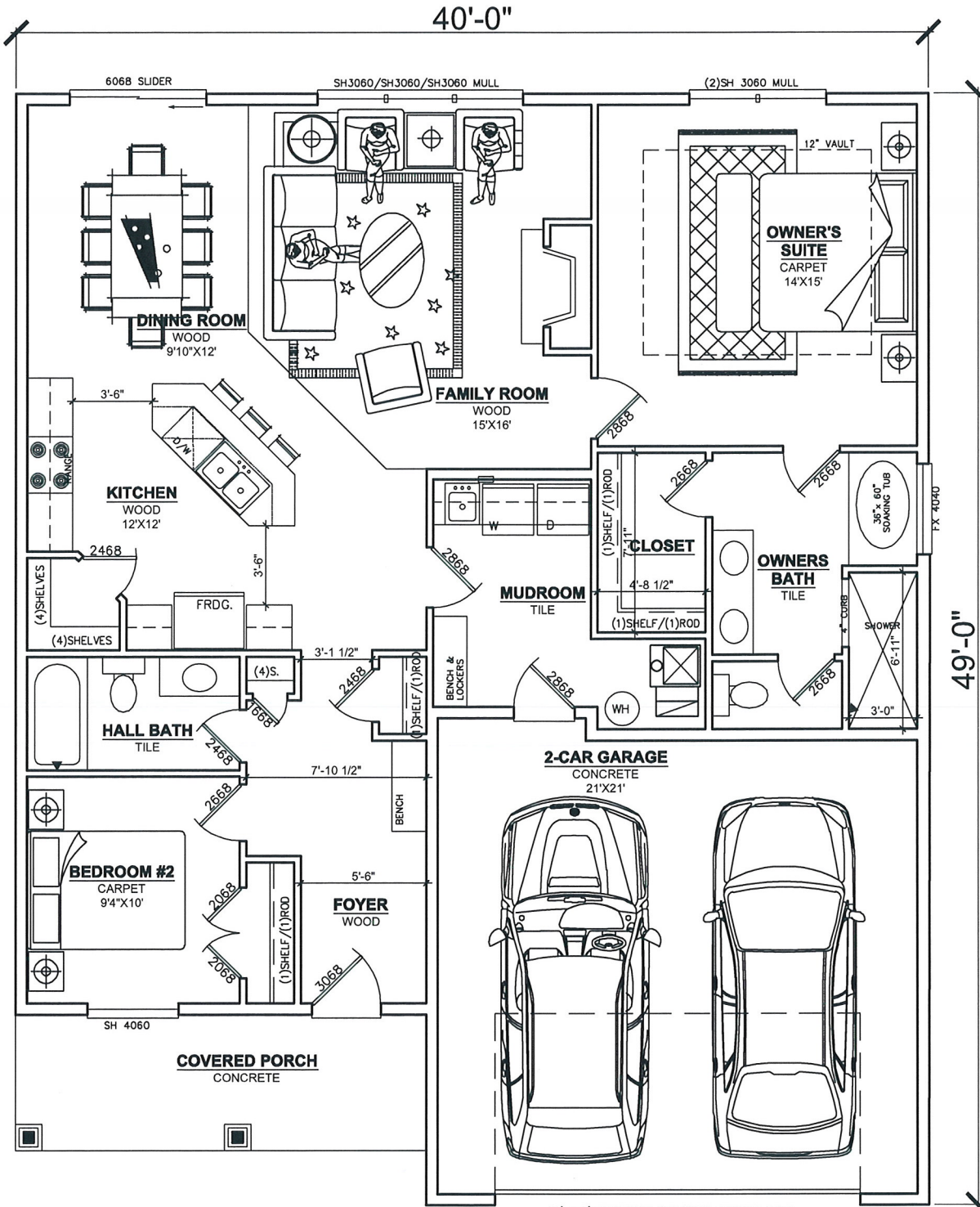




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320-224-7844



JOSHUA MARKUM
Builders, Inc.



1 PROPOSED 40' 1 LEVEL FLOOR PLAN
NOT TO SCALE

16' x 8' OVERHEAD SECTIONAL GARAGE DOOR

1357 SQ.FT.



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JOSHUA MARKUM
Builders, Inc.

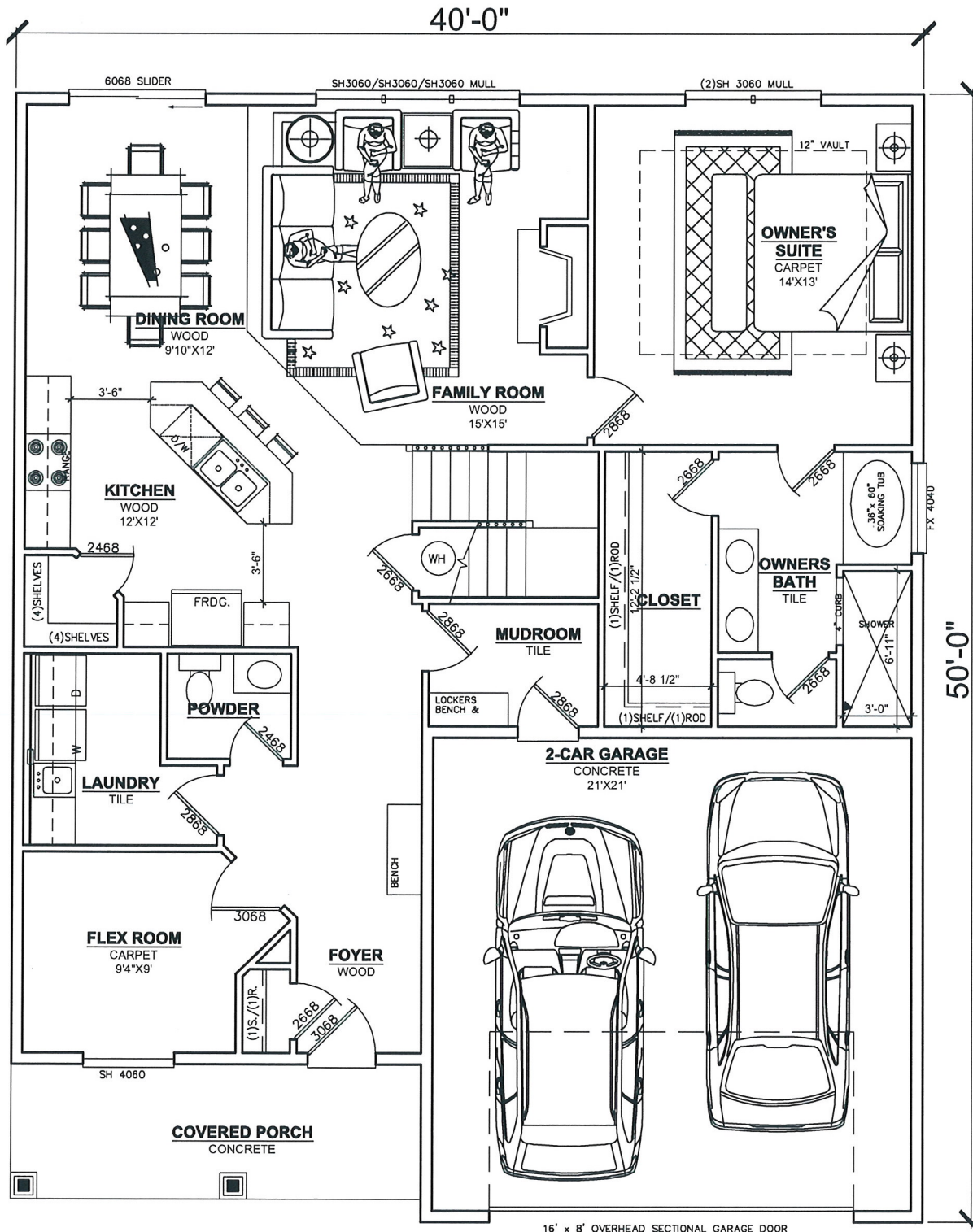




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JOSHUA MARKUM
Builders, Inc.



1 PROPOSED 40' STORY-AND-A-HALF MAIN FLOOR PLAN
NOT TO SCALE

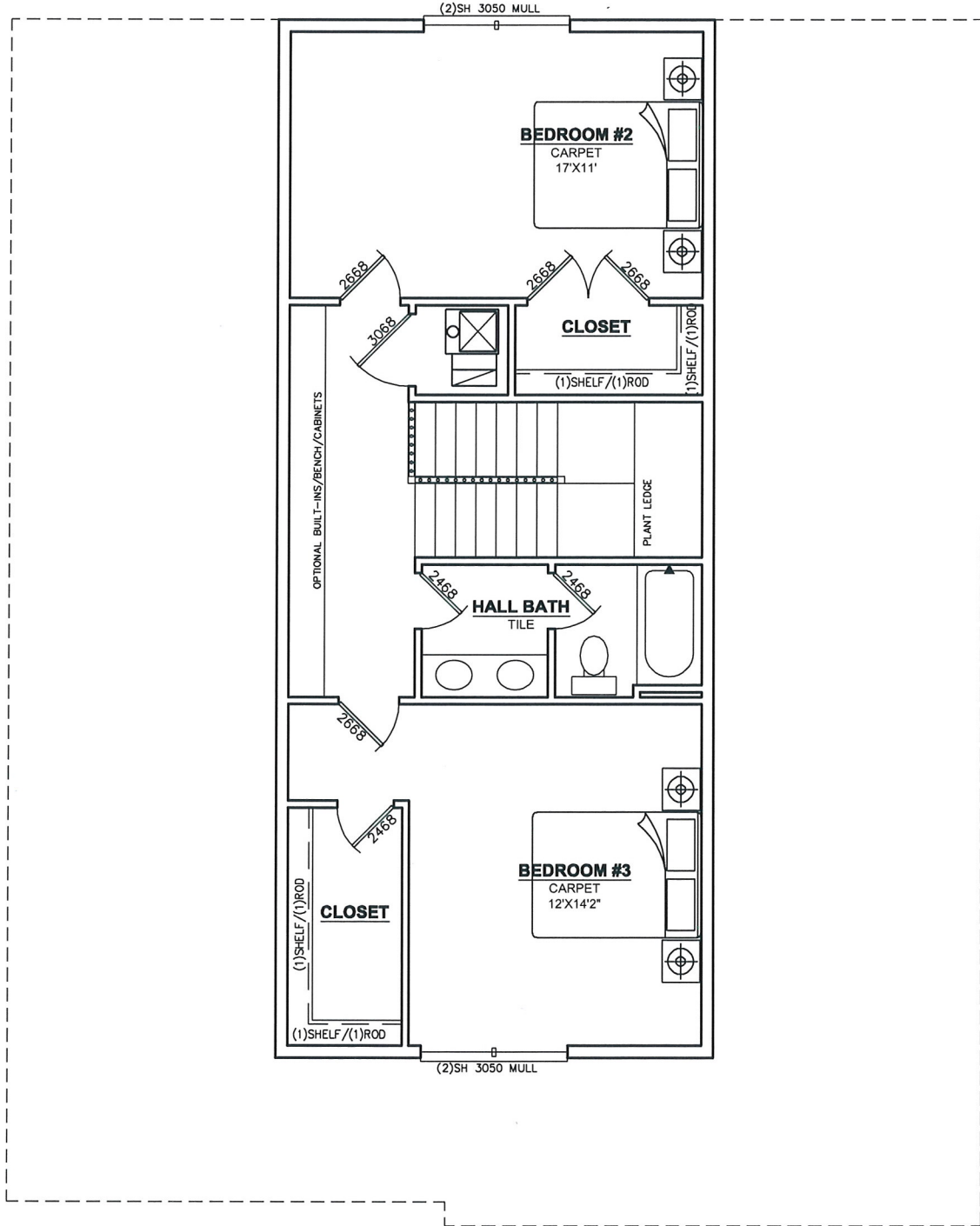
1408 SQ.FT.



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JOSHUA MARKUM
Builders, Inc.



1 PROPOSED 40' STORY-AND-A-HALF UPPER FLOOR PLAN
NOT TO SCALE 694 SQ.FT.



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— Builders, Inc. —

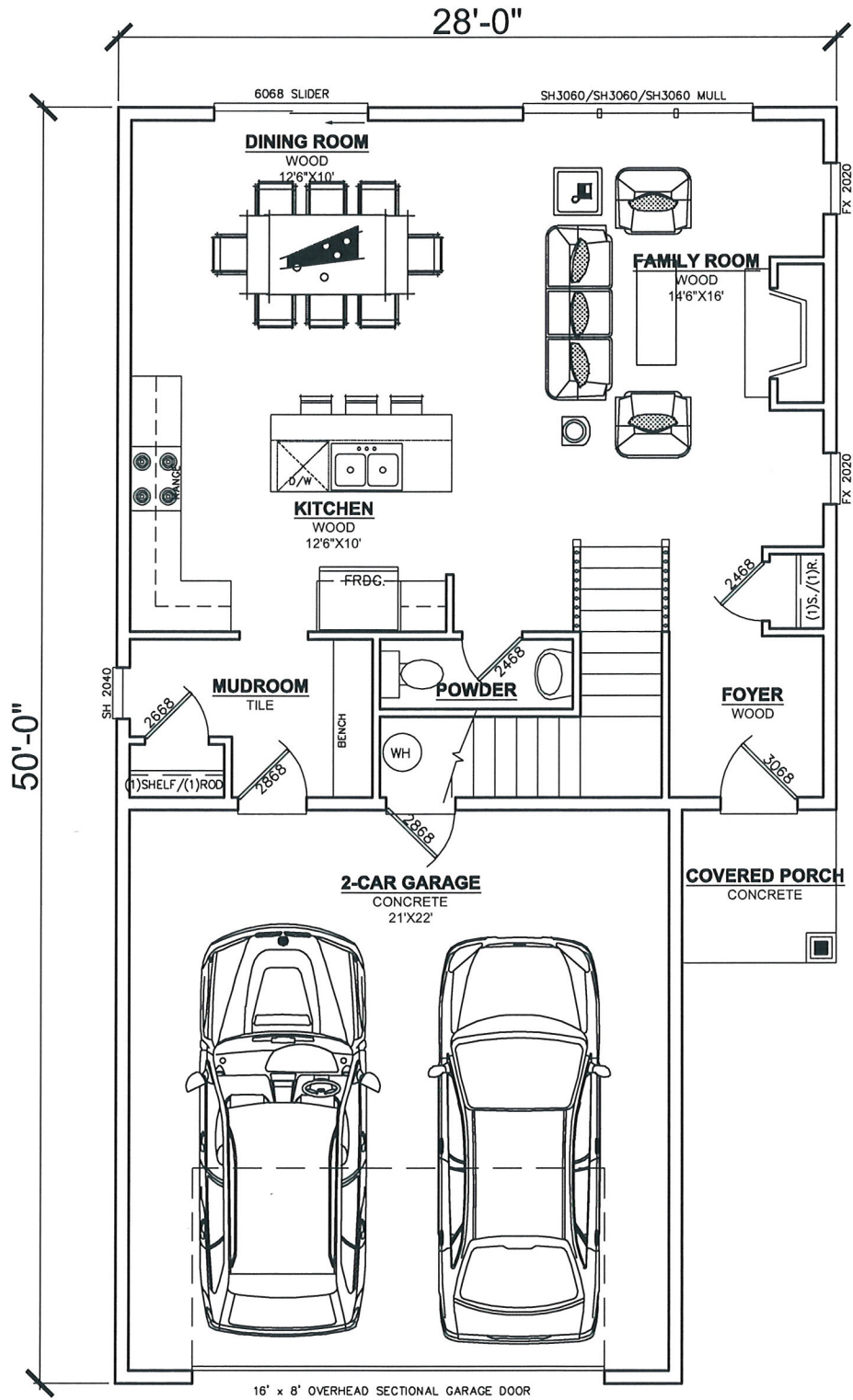




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JOSHUA MARKUM
Builders, Inc.



1 PROPOSED 40' TWO-STORY MAIN FLOOR PLAN
NOT TO SCALE

770 SQ.FT.

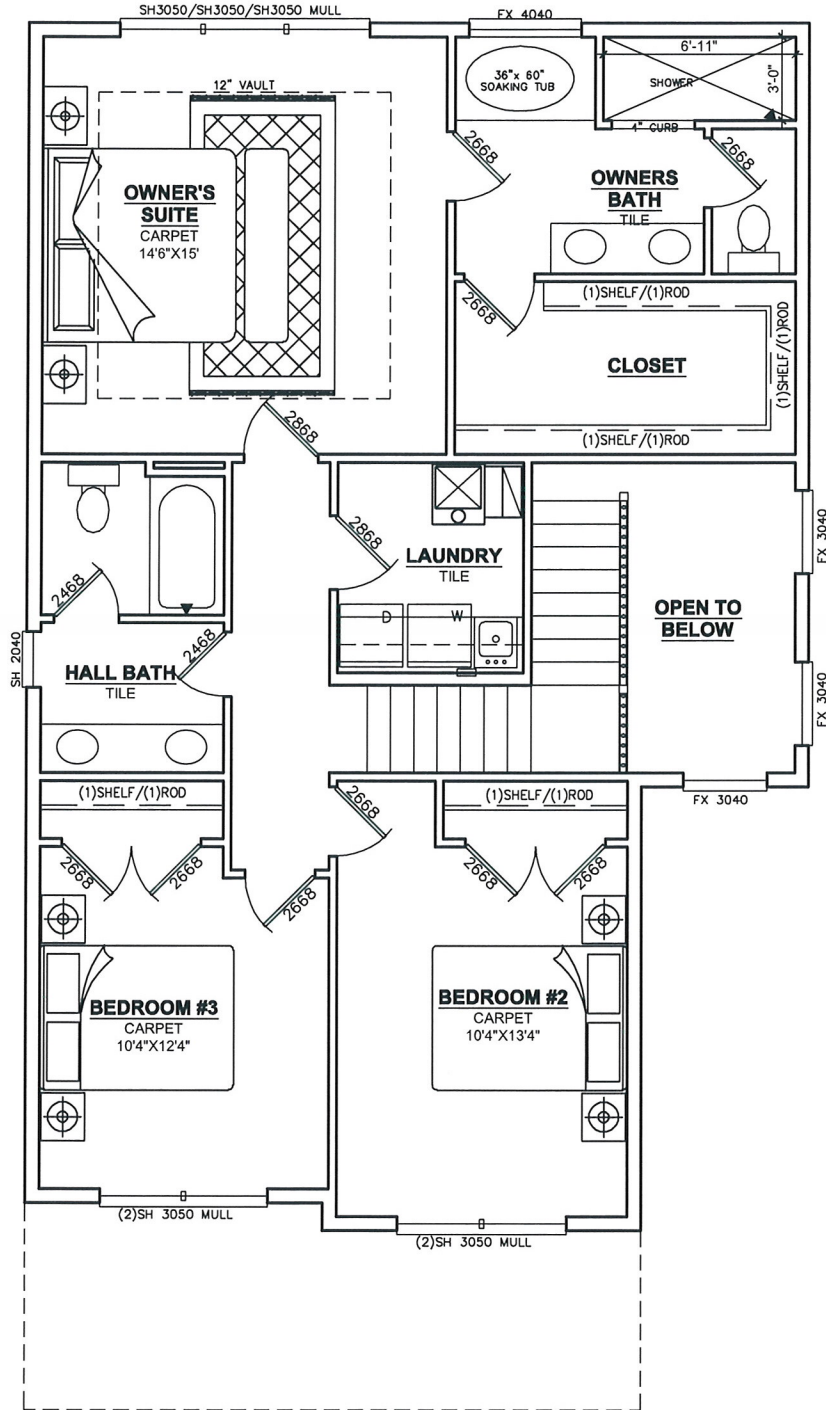


LITTFIN | DESIGN

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JOSHUA MARKUM
Builders, Inc.



1 PROPOSED 40' TWO-STORY SECOND FLOOR PLAN
NOT TO SCALE

966 SQ.FT.



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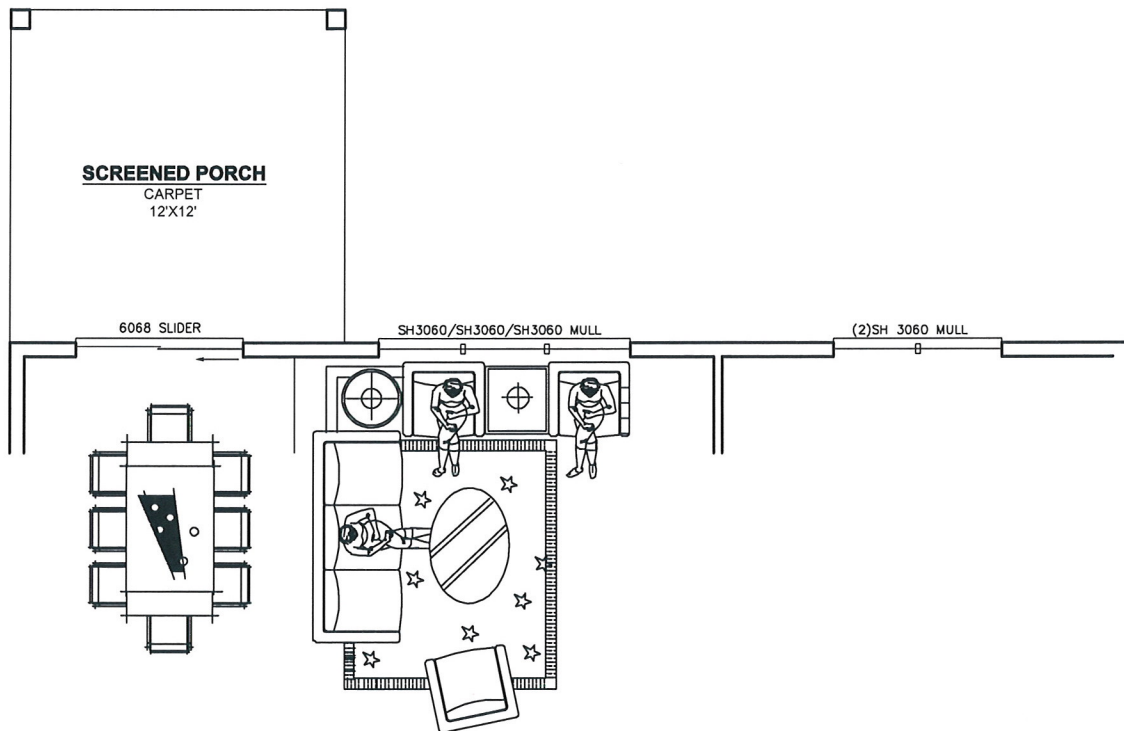


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JOSHUA MARKUM
Builders, Inc.



1 SCREEN PORCH OPTION (BOTH PLANS)
NOT TO SCALE